

Message Text

UNCLASSIFIED

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13

ACTION NEA-10

INFO OCT-01 ISO-00 FBOE-00 A-01 L-03 /015 W

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P 050810Z FEB 76

FM AMEMBASSY ABU DHABI

TO SECSTATE WASHDC PRIORITY 3862

UNCLAS ABU DHABI 0295

E.O. 11652: NA

TAGS: AFSP TC

SUBJ: CHANCERY RENTAL, CY 76

REF: ABU DHABI 2181

1. BILL FOR CHANCERY RENT RECEIVED. PRESENT LEASE INCLUDED INCREASE FROM DH 76,000 TO DH100,000 THIS CALENDAR YEAR. HOWEVER, BILL IS FOR DH150,000.

2. DURING CONSULTATION, LANDLORD AGENT MOHAMED ABU SAOOD STATED QUOTE SINCE HNER SHEK KHALID BIN SULTAN AL-NAHYAN IS OF THE RULING FAMILY, A LEASE IS MEANINGLESS. IF YOU DON'T LIKE THE TERMS OF THE LEASE, YOU CAN VACATE THE BULDING END QUOTE. HE ALSO STATED, AMONG OTHER THINGS, THAT THE RENT IS LIKELY TO INCREASE AGAIN NEXT YEAR.

3. WE COULD TRY TO FIGHT PROBLEM, PERHAPS RAISING ISSUE WITH FONMINISTRY, BUT THIS WOULD BE UNPLEASANT AND IT IS DOUBTFUL WE WOULD BE SUCCESSFUL. IN FIRST PLACE, THERE IS NODOUBT OUR PRESENT RENT IS LOW BY ABU DHAV STANDARDS. TWO-BEDROOM APARTMENTS (OUR OFFICE IS MELDING OF FOUR SUCH FLATS) ARE NOW RUNNING DH 40-50,000 EACH. AT THOSE PRICES, EARLIER INCREASE TO DH100,000 WOULD STILL HAVE BEEN A STEAL, AND PROPOSED FIGURE OF DH150,000 IS NOT OUT OF LINE. ACTUAL RENTAL FOR FOUR APARTMENTS IS DH140,000, PLUS DH 10,000 FOR USE OF THE ROOF FOR OUR GENERATOR PER LEASE AMENDMENT 1, DTD 10-31-72, UNCLASSIFIED

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(STRUCTURE PROVIDED BY LESSOR). EQUALLY IMPORTANT

PRESENT LEASE IS ONLY/PRECISE IN SPEAKING OF TWO YEAR PERIOD NO DRAWING TO CLOSE. THERE WAS NO SPECIFIC TIME-FRAME ATTACHED TO DH100,000 FIGURE, WHICH IS NOT ONLY UNUSUAL BUT SEEMS TO INVITE RENEGOTIATION PROPOSAL WHICH WE NOW FACE. IN SHORT, WE BELIEVE WE SHOULD ACCEPT PRESENT SITUATIONWITHOUT CONTROVERSYIND GET ON WITH PRIME OBJECTIVE (UU DHABI 2591, STATE 16378) OF MAKING ARRANGEMENTS FOR NEW CHANCERY.

4. THEREFORE, POST NEEDS INCREASE OF \$19,050 IN SHARED ALLOTMENT AS FOLLOWS: \$6,200 TO COVER ANTICIPATED INCREASE PER REFTTEL, PLUS \$12,850 TO COVER UNFORSEEN INCREASE. RENT PAYMENT DUE 2-29-76.
STERNER

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